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Applications are pending in HM Land Registry, which have not been completed against this title.



# Official copy of register of title

Title number WSX402236

Edition date 17.08.2022

- This official copy shows the entries on the register of title on 24 JAN 2023 at 09:50:15.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 10 Dec 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

## A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : MID SUSSEX

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the west of Turners Hill Road, Crawley Down, Crawley.

NOTE: The 0.3m strip of land between the points lettered A, B and C on the title plan is not included in the title.

- 2 By a Conveyance thereof and other land dated 19 February 1941 made between (1) Annie Isabel Bagshaw and (2) Alfred Cassin and Mabel Kate Cassin the land tinted yellow on the title plan was conveyed subject

"To the reservation of mines and minerals contained in a Conveyance dated the third day of August one thousand nine hundred and twenty and made between the said Godfrey Lampson Tennyson Locker-Lampson of the first part and the said John Blackburn Fergusson and Curtis Walter Lampson of the second part and the said Percy Herbert Aggett Barrow of the other part."

- 3 (07.11.2013) The land tinted pink on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the Pheasantry dated 28 October 2013 made between (1) Charles Edward Grant Kennedy Gross and (2) Hastoe Housing Association Limited.

NOTE: Copy filed under WSX360437.

- 4 (23.09.2015) By a Deed dated 22 September 2015 made between (1) Charles Edward Grant Kennedy Gross and (2) Hastoe Housing Association Limited the Transfer dated 28 October 2013 referred to above was expressed to be varied upon the terms therein mentioned.

NOTE: Copy filed under WSX322360.

- 5 (12.01.2018) The land tinted yellow on the title plan has the benefit of any legal easements granted by a Deed dated 5 January 2018 made between (1) Cala Management Limited and (2) Wates Developments Limited.

NOTE: Copy filed under WSX398489.

- 6 (09.08.2018) The land has the benefit of any legal easements granted by a Deed dated 2 August 2018 made between (1) Cala Management Limited (2)

## A: Property Register continued

Wates Developments Limited and (3) Charles Edward Grant Kennedy Gross.

*NOTE: Copy filed under WSX10828.*

- 7 (03.09.2018) The Transfer dated 29 August 2018 referred to in the Charges Register contains a provision relating to the creation and/or passing of easements.
- 8 (31.08.2018) The Transfer dated 29 August 2018 referred to in the Charges Register contains a provision relating to the creation and/or passing of easements.
- 9 (19.05.2020) The land has the benefit of any legal easements granted by a Deed dated 5 May 2020 made between (1) Charles Edward Grant Kennedy Gross and (2) Griston Lahaise Cross LLP.
- NOTE: Copy filed under WSX398489.*
- 10 (17.08.2022) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 11 (17.08.2022) The land has the benefit of any legal easements reserved by the Transfer dated 10 June 2022 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 12 (17.08.2022) The Transfer dated 10 June 2022 referred to above contains a provision relating to the creation and/or passing of easements
- 13 (21.10.2022) ENTRY CANCELLED on 24 October 2022.
- 14 (21.10.2022) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.
- 15 (21.10.2022) The land has the benefit of rights of entry for the purpose of constructing, inspecting, maintaining and repairing service media and incidental structures and inspecting, maintaining and repairing buildings and garages reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.
- 16 (24.10.2022) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (03.09.2018) PROPRIETOR: GRISTON LAHAISE CROSS LLP (LLP Regn. No. OC352404) of Church Lodge, 11 Church Hill, Brighton BN1 8YE.
- 2 (03.09.2018) The price stated to have been paid on 29 August 2018 was £3,240,000 inclusive of VAT.
- 3 (03.09.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by Wates Developments Limited (Co. Regn. No. 00441484) of Wates House, Station Approach, Leatherhead KT22 7SW or its conveyancer that the provisions of clause 4.3 of the Deed of covenant for rights dated 29 August 2018 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- 4 (19.05.2020) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WSX322360 or their conveyancer that the provisions of clause 4.1.3 of the Deed of

## B: Proprietorship Register continued

Easement dated 5 May 2020 made between (1) Charles Edward Grant Kennedy Gross and (2) Griston Lahaise Cross LLP have been complied with or that they do not apply to the disposition.

5 (08.12.2020) ENTRY CANCELLED on 2 December 2022.

## C: Charges Register

This register contains any charges and other matters that affect the land.

1 A Conveyance of the land tinted yellow on the title plan dated 1 October 1931 made between (1) Percy Herbert Aggett Barrow (Vendor) and (2) Norman Maling Grant (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 (08.09.2008) By a Conveyance dated 29 March 1946 made between (1) Lyddon and Company Limited and (2) Oscar Gross the land tinted pink on the title plan and other land was conveyed subject as therein mentioned.

*NOTE 1: Copy filed under WSX322360.*

-NOTE 2: Copies of the Conveyances dated 3 August 1920, 16 September 1936, 29 April 1937, 19 November 1937, 15 March 1938, 23 January 1941, 15 September 1942 referred to in the First and Second schedules of the Conveyance dated 29 March 1946 referred to above are filed under WSX322360.

NOTE 3: Neither the original conveyances dated 3 January 1936 nor 25 May 1944 referred to in the First and Second schedules of the Conveyance dated 29 March 1946 referred to above nor certified copies or examined abstracts thereof were produced on first registration.

NOTE 4: Neither the Agreement dated 25 October 1939 nor the Conveyance dated 10 September 1941 referred to in the Conveyance dated 29 March 1946 referred to above confer any interest in or burden on the land.

3 (04.04.2018) The land tinted yellow on the title plan is subject to any rights that are granted by a Transfer of adjoining land dated 14 March 2018 made between (1) Wates Developments Limited and (2) Griston Lahaise Cross Llp and affect the registered land.

*NOTE: Copy filed under WSX398489.*

4 (03.09.2018) A Transfer of the land in this title dated 29 August 2018 made between (1) Wates Developments Limited and (2) Griston Lahaise Cross LLP contains restrictive covenants.

*NOTE: Copy filed.*

5 (31.08.2018) A Transfer of the land tinted pink on the title plan and other land dated 29 August 2018 made between (1) Charles Edward Grant Kennedy Gross and (2) Wates Developments Limited contains restrictive covenants.

*NOTE: Copy filed under WSX402202.*

6 (31.08.2018) The land is subject to any rights that are reserved by the Transfer dated 29 August 2018 referred to above and affect the registered land.

7 (03.09.2018) A Deed of covenant for rights dated 29 August 2018 made between (1) Griston Lahaise Cross LLP and (2) Wates Developments Limited contains restrictive covenants.

*NOTE: Copy filed.*

8 (03.09.2018) The Deed of covenant for rights dated 29 August 2018 referred to above contains a covenant as to the grant of rights in the events therein mentioned.

9 (17.04.2019) The land is subject to any rights that are granted by a Deed dated 27 March 2019 made between (1) Griston Lahaise Cross LLP and

## C: Charges Register continued

(2) South Eastern Power Networks plc and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

10 (05.10.2020) By a Deed dated 5 August 2020 made between (1) Wates Developments Limited and (2) Griston Lahaise Cross LLP the covenants and terms contained in the Transfer dated 29 August 2018 referred to above were expressed to be varied.

*NOTE:-Copy filed.*

11 (08.12.2020) ENTRY CANCELLED on 2 December 2022.

12 (08.12.2020) ENTRY CANCELLED on 2 December 2022.

13 (17.08.2022) A Transfer of the land edged and numbered WSX434583 in green on the title plan and other land dated 10 June 2022 made between (1) Griston Lahaise Cross LLP (2) Elivia Homes Limited and (3) Wychwood No. 2 (Crawley Down) Management Company Ltd contains restrictive covenants by the Transferor.

*NOTE:-Copy filed under WSX434583.*

14 (21.10.2022) The roads are subject to rights of way granted by transfers of the parts edged and numbered green on the title plan.

15 (21.10.2022) The land is subject to rights of drainage and rights in respect of water, gas, electricity and other services granted by transfers of the parts tinted green on the title plan.

16 (21.10.2022) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of overhang, support, shelter and protection granted by transfers of the parts so edged and numbered.

17 (21.10.2022) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of entry for the purposes of inspecting, maintaining and repairing property, garage and service media granted by transfers of the parts so edged and numbered.

18 (21.10.2022) The open space are subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.

19 (23.11.2022) The allocated parking spaces and visitors parking spaces are subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.

## Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 1 October 1931 referred to in the Charges Register:-

COVENANT by the Purchaser with intent that that covenant should run with the land and enure for the Vendor owner or owners for the time being of adjoining and adjacent land known as Huntsland with the Vendor that he the Purchaser and the persons deriving title under him would thenceforth observe and perform the stipulations contained in the First Schedule thereto

### THE FIRST SCHEDULE

(a) To erect and maintain to the Vendor's satisfaction good and sufficient fences of such a nature as to keep out horses sheep and cattle on the south and east sides of the said land.

(b) Nothing should be done or permitted on the said land which would be or become a nuisance or annoyance to the Vendor or his successors in title his or their tenants the owners or occupiers for the time being of the adjoining property known as Huntsland aforesaid but the carrying on of the business of a Poultry Farm should not be deemed to be a breach of this covenant so long as the Purchaser and his successors in

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## Schedule of restrictive covenants continued

title keep such poultry on their own land and do not permit it to stray  
on to the Vendor's adjoining land.

End of register